



**City of Vermillion  
Planning Commission Agenda**

5:30 p.m. Regular Meeting  
Monday, September 8, 2014  
City Hall – Large Conference Room  
25 Center Street  
Vermillion, SD 57069

**1. Roll Call**

**2. Minutes**

- a. August 25, 2014 Regular Meeting.

**3. Adoption of the Agenda**

**4. Visitors To Be Heard**

**5. Public Hearings**

- a. Application submitted by Darrel Logemann for a Conditional Use Permit to construct a Storage Facility at 812 Bower Street, Vermillion, Clay County, South Dakota, legally described as Lots 6 and 7, Block 7 Erickson's Addition.

**6. Old Business**

**7. New Business**

- a. Final Plat of Lot 1 of Block 1, and Lots 2, 4, 5 and 6 of Block 2 of Dakota Hospital Foundation Addition to the City of Vermillion, Clay County, South Dakota.

**8. Adjourn**

**WELCOME TO YOUR PLANNING COMMISSION MEETING**

If you wish to participate in the discussion, the meeting provides several opportunities. After the minutes are approved, the Chairperson will ask if any visitors wish to be heard. Any item not on the agenda may be discussed. During the discussion of agenda topics, anyone may comment. The Chairperson will recognize you if you raise your hand. Please introduce yourself with your name and address when addressing the Planning Commission. Discussion occurs before motions are made and seconded. Discussion also occurs after the motion is seconded and before the vote. You may participate each time if you wish. Your suggestions and ideas are welcome. The best decisions are made when everyone participates and provides information.

**Meeting Assistance:** The City of Vermillion fully subscribes to the provisions of the Americans with Disabilities Act of 1990. If you desire to attend this public meeting and are in need of special accommodations, please notify the City Manager's Office at 677-7050 at least 3 working days prior to the meeting so appropriate auxiliary aids and services can be made available.

Unapproved Minutes  
Vermillion Planning Commission  
Monday August 25, 2014 Regular Meeting

The regular meeting of the Vermillion Planning Commission was called to order by Chairman Iverson in the Large Conference Room at City Hall on August 25, 2014 at 5:30 p.m.

1. Roll Call

Present: Forseth, Gruhn, Hower, Jones, Manning, Muenster, and Iverson.  
Absent: Fairholm and Tuve.

Staff present: Andrew Colvin, Assistant City Manager, Jose Dominguez, City Engineer and Toby Brown, SECOG.

2. Minutes

a. August 11, 2014 Regular Meeting.

Moved by Forseth to approve the August 11, 2014 Regular Meeting Minutes, seconded by Gruhn. Motion carried 7-0.

3. Adoption of the Agenda

Moved by Forseth to adopt the agenda, seconded by Muenster. Motion carried 8-0.

4. Visitors to be Heard

5. Public Hearing

a. A proposal to rezone Lots 1-4, Hospital Addition to the City of Vermillion, Clay County, South Dakota, from the R-2 Residential District to the Community Oriented Healthcare Planned Development District; and Lots 1-15, Kahl's Addition and Lots 11-20, Block 3, Eastside Addition, to the City of Vermillion, Clay County, South Dakota from the NC Neighborhood Commercial District to the Community Oriented Healthcare Planned Development District.

Andy Colvin reported that the Dakota Hospital Foundation approached City staff about constructing a maintenance shed earlier in the summer. Andy stated that the proposed shed would not be permitted since accessory uses must be located on the same lot as the primary structure. A suggestion was made to explore the Planned Development District approach, which would essentially create a custom zoning district for the area. Andy also stated that the PDD approach would provide for a more organized plan for future development of the area, with several opportunities for public input. In addition, the area has identified itself as healthcare oriented, with other medical facilities located within the district as well.

Tim Tracy, Sanford Vermillion CEO, stated that Sanford and the DHF plan to hold a community information session to present the future plans for the hospital property. Manning inquired about the impact of the zoning change on the residential uses in the area. Tim stated that dwellings are a conditional use within the PDD as long as they are not located on the main floor.

Muenster asked if other property owners included in the district have been notified of the proposal. Tim stated that they have been part of the process.

Hower asked how the PDD process would provide for more public input. Andy stated that the PDD process is designed so that final development plans are presented to the Planning Commission for approval prior to construction taking place, which is not the case for other zoning districts. In the PDD process, citizens can view and present comments to the Planning Commission on proposed buildings.

Gruhn inquired about how basement dwellings would be classified for insurance and financing purposes since we have heard about conflicts in other areas of town. Andy reported that the primary use would be reserved for healthcare-type uses so obtaining loans and insuring the property would fall under those categories. In addition, Andy stated that dwellings are still conforming to obtaining loans and other financing should not be impacted.

Muenster asked about the possibility of townhomes for independent living. Tim stated that those types of uses are not part of the plans at this time and were not included in the district.

Moved by Muenster to recommend approval of the Community Healthcare-Oriented Planned Development District, seconded by Forseth. Motion carried 7-0.

#### 6. Old Business

#### 7. New Business

##### a. Comprehensive Plan Work Session.

Toby Brown, SECOG Planner, was present to go through Chapter 8, Economic Development. The Planning Commission reviewed and discussed the chapter. Staff were directed to include utilities and water as a strength in economic development, in addition to a statement about recreational opportunities. Muenster stated that this chapter would be a good place to include language about what and where Vermillion wants to be.

#### 8. Adjourn

Moved by Forseth to adjourn, seconded by Gruhn. Motion carried 7-0.

Iverson declared the meeting adjourned at 6:25 p.m.

# *Planning Commission Agenda Memo*

**From:** Farrel Christensen, Building Official

**Meeting:** September 8, 2014

**Subject:** Application from Darrel Logemann for a Conditional Use Permit to Construct Storage Units on Lots 6 & 7 Blk 7 Erickson Addition, Vermillion, Clay County, South Dakota

**Presenter:** Farrel Christensen

**Background:** Harold Holoch and Rich Uckert with Banner Associates presented a proposal to City Staff and VCDC Executive Director Nate Welch for the construction of new storage buildings to be located in the Riverbend Business Park, specifically Lots 6 & 7 Blk 7 in the business park. The area is zoned GI General Industrial. The City's Zoning Ordinance permits storage facilities in the GI district, but only as a Conditional use.

**Discussion:** The Planning Commission must now consider the proposed plan and insure that it conforms to the standards set forth for such uses. The Planning Commission may also require additional reasonable stipulations at their discretion as are appropriate and necessary to insure compliance with the Comprehensive Plan and protect the health, safety, and general welfare. In all cases, the impact of the proposed use on adjacent properties shall be a major consideration. Staff have reviewed the plan and find that the impact to the area would be minimal.

**Compliance with Comprehensive Plan:** The proposed use complies with the future land use map and land use goals therein.

**Conclusion/Recommendations:** The Planning Commission shall decide whether to grant the conditional use with such conditions and safeguards as are appropriate or to deny a conditional use when not in harmony with the purpose and intent of these regulations. The decision of the Planning Commission shall be final unless an appeal is filed in accordance with § 155.095(F).

**PETITION FOR CONDITIONAL USE PERMIT**

**1. PETITIONER**

NAME: Darrell Logemann  
ADDRESS: Box 1 Bennington, NE 68007  
PHONE: (402) 238-2238

**2. PROPERTY INFORMATION (Please attach additional sheets if necessary)**

Legal Description: Lots 6 & 7 of Block 7 of Erickson Addition  
Zoning District: General Industrial (GI)  
Address: 812 Bower Street  
Adjacent Zoning:  
North: GI South: GB East: GI West: GI

Will utilities be installed and/or modified? No If yes, which utilities:

**3. STANDARDS FOR CONDITIONAL USE PERMIT**

Please address the following criteria. These standards will be addressed at the public hearing. Please attach additional sheets if necessary.

A. Ingress and Egress to property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

The property will be accessed from Bower Street with a 20' wide concrete driveway. Sidewalk will be installed along Bower Street per City standards.

B. Off-street parking and loading areas where required.

There will be no traditional parking spaces needed for this project. There will be gravel surfaced storage spaces for recreational vehicles. See attached drawing.

C. Refuse and service areas, with particular reference to the property location.

There will be no need for refuse or service areas.

D. Utilities, with reference to locations, availability, and compatibility.

Lighting will be provided on the buildings themselves. There also will be two luminaries installed. See attached drawing for location. All lighting will be cut-off optic.

E. Screening and buffering with reference to type, dimensions and character.

Ash or maple trees will be planted on the north and east side of the property. See attached drawing.

F. Signs, if any, and proposed exterior lighting with reference to glare, traffic safety, economic effect, and compatibility and harmony with other properties in the district.

Signage will be on the buildings themselves. The proposed exterior lighting on the building will not affect traffic safety and will be as inconspicuous as possible. Lighting will be of cut-off optic type.

G. Required yards and other open space.

A perimeter grass strip will be constructed on the north, east, and west sides. See the attached drawing. The remaining portion of the property that will not be concrete or gravel will be grass. A detention pond will be installed on the south end of the property in Lot 7 when Phase II is complete. The property will be enclosed with a chain link fence. See drawings.

H. General compatibility with adjoining properties and other property in the zoning district in which such use is to be located.

The building will meet the 75% (no more than) metal facade requirement on structures facing streets as declared in the Declaration of Deeds and Covenants Amendment.

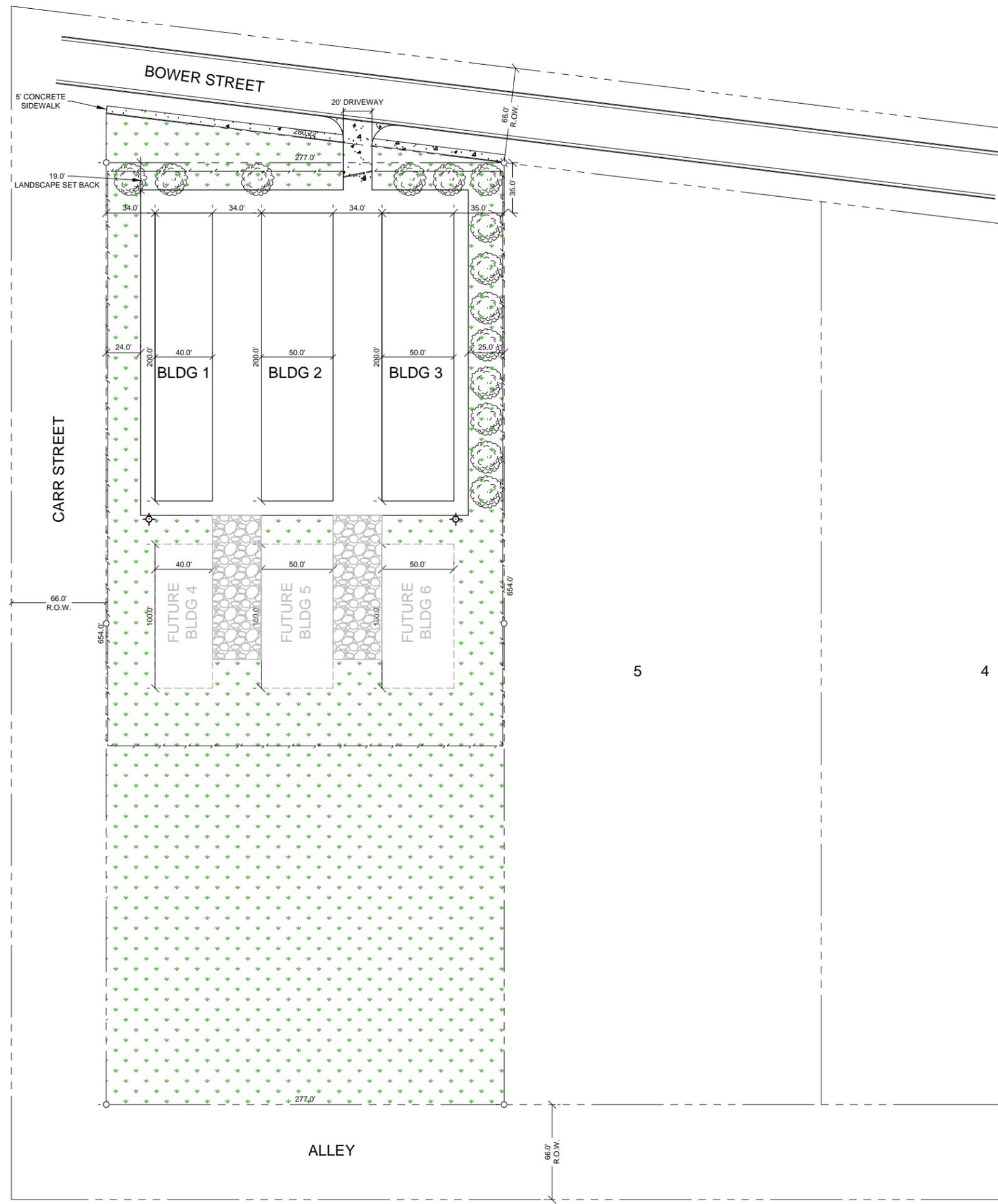
*Russell Logemann, member.*  
Signature of Petitioner

*[Signature]*, Executive Director, UCDC  
Signature of Owner (If Different)

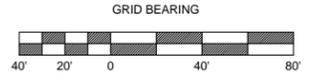
FAILURE OF THE APPLICANT OR HIS AGENT TO APPEAR AT THE HEARING WILL CAUSE THE COMMITTEE TO DENY THIS APPLICATION.

FOR OFFICE USE ONLY	DATE: ____ / ____ / ____
FEE RECEIVED: YES NO	
BUILDING OFFICIAL: _____	
HEARING SCHEDULE: ____ / ____ / ____	

F:\21958-00\Design Phase\Civil 3D\DWG\North Park Storage Layout.dwg:8/25/2014 1:05 PM



**PROJECT INFORMATION:**  
 OWNER: NEBRASKA STORAGE, LLC d.b.a. NORTH PARK STORAGE  
 ADDRESS: 812 BOWER STREET  
 LEGAL: LOTS 6 & 7 OF BLOCK 7 OF ERICKSON ADDITION  
 SEC. 13 - T102N - R52W



GRID BEARING  
 HORIZONTAL DATUM:  
 - NAD 83  
 - PROJECTION: SOUTH DAKOTA STATE PLANE  
 COORDINATES SOUTH ZONE (4002)  
 VERTICAL DATUM:  
 - NAVD 88  
 - GEOID 09  
 BASIS OF BEARING: GEODETIC NORTH  
 ALL DIMENSIONS SHOWN ARE IN  
 TERMS OF U.S. SURVEY FEET

**LEGEND:**

- PROPOSED MAPLE / LINDEN / HACKBERRY TREE
- PROPOSED CHAIN LINK FENCE
- PROPOSED SLIDING VEHICLE ACCESS CHAIN LINK GATE
- PROPOSED CONCRETE SURFACING
- PROPOSED GRASS SURFACING
- PROPOSED GRAVEL SURFACING
- PROPERTY PIN
- PROPOSED LIGHT POLE

**NOTE:**  
 CONCRETE SURFACING FOR PHASE II SURROUNDING BUILDINGS WILL MATCH PROPOSED PHASE I CONCRETE SURFACING.

**BANNER**  
 14 W. Main St. Suite A  
 Vermillion, South Dakota 57069  
 1-855-323-6342  
 www.bannerassociates.com

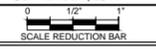
CONSULTANTS:

**FOR REVIEW ONLY  
 NOT FOR CONSTRUCTION**

PROJECT TITLE:  
**NORTH PARK STORAGE**  
 PROJECT LOCATION:  
 VERMILLION, SOUTH DAKOTA

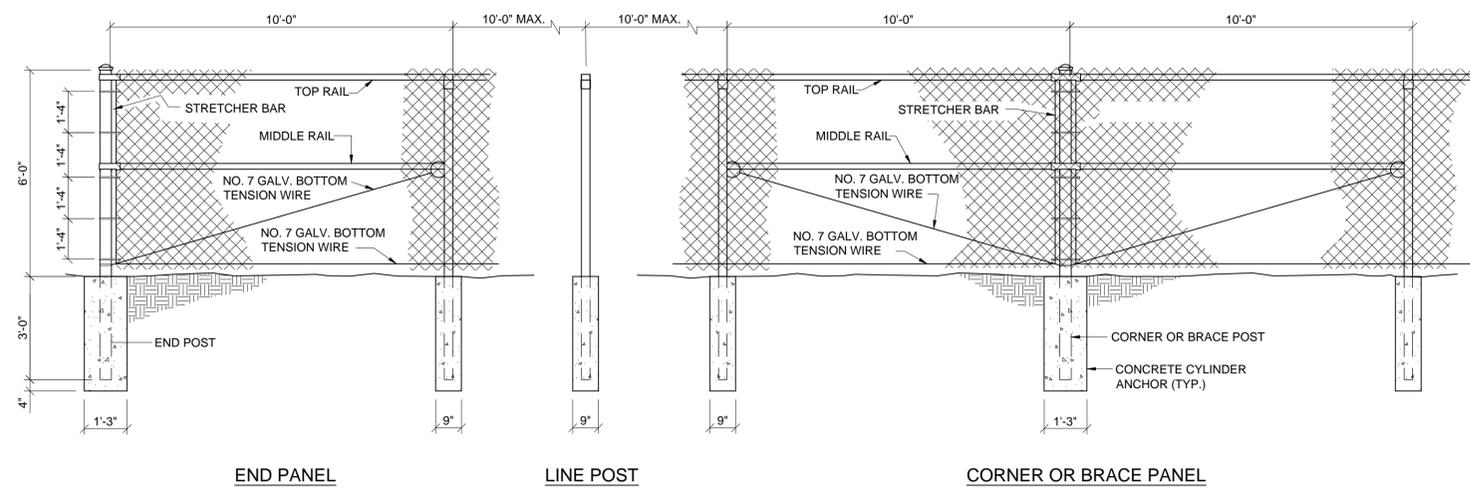
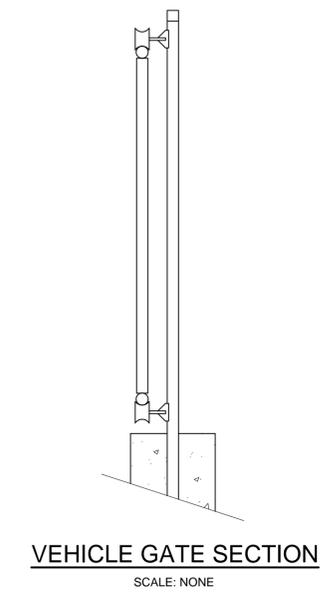
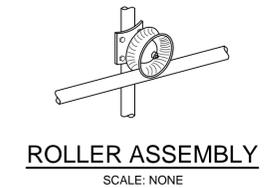
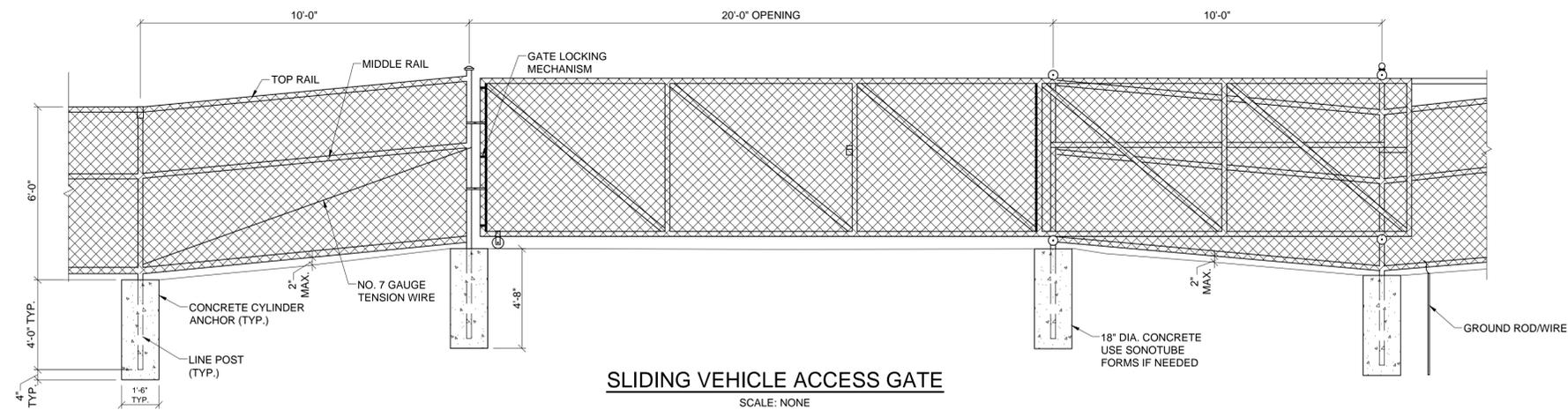
REV.	DATE	DESCRIPTION

DRAWN BY: NGE  
 DESIGNED BY: RSU  
 CHECKED BY: HNH  
 JOB NO: 21958.00.01  
 DATE: SEPTEMBER, 2014



SHEET TITLE:  
**SITE PLAN**

SHEET NO.:  
**1**



CORNER POSTS AND ADJACENT BRACE PANELS SHALL BE CONSTRUCTED AT EACH POINT WHERE THERE WILL BE AN ANGLE OF 30 DEGREES OR MORE IN THE FENCE ALIGNMENT.

CONSULTANTS:

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

PROJECT TITLE:  
**NORTH PARK STORAGE**  
PROJECT LOCATION:  
VERMILLION, SOUTH DAKOTA

REV.	DATE	DESCRIPTION

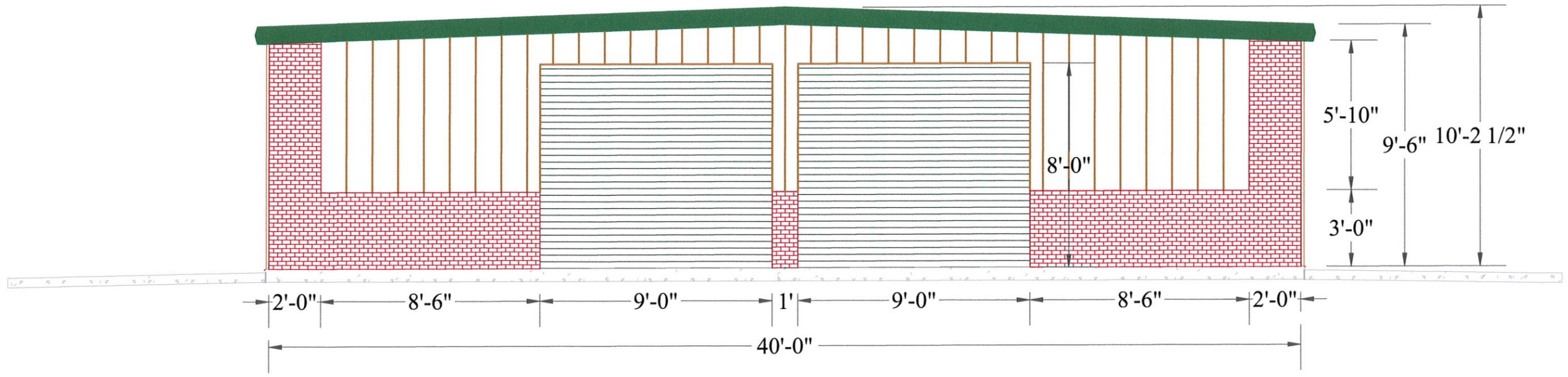
DRAWN BY: NGE  
DESIGNED BY: RSU  
CHECKED BY: HNH  
JOB NO: 21958.00.01  
DATE: SEPTEMBER, 2014  
SCALE REDUCTION BAR

SHEET TITLE:  
**CHAIN LINK GATE AND FENCE DETAILS**

SHEET NO.: **2**

NOTES: Building Width 40'-0"  
 Avg. Bldg. Height 9'-10 1/4"  
 Total Area - N. EL. 395 sq. ft.

Total Door Area 144 sq. ft.  
 Total Less Doors 251 sq. ft.  
 Total Brick Area 89 sq. ft.  
 Brick Area % 35%

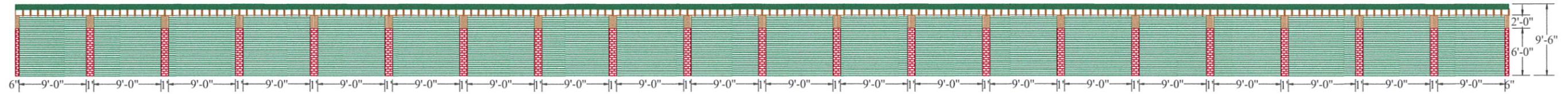


Joe Funk Construction, LLC		<b>Green Steel Buildings, Inc.</b>	
PROJECT	<b>North Park Storage</b>	NORTH ENDWALL ELEVATION	
ID	Building 1 - 1446	DESIGN:	
PROJECT ADDRESS	812 Bower Street Vermillion, South Dakota 68007	DRAFT:	DATE: 8/25/2014
		CHECK:	SHEET: A-4.00

NOTES: Building Length 200'-0"  
 Avg. Bldg. Height 9'-6"  
 Total Area - N. EL. 1900 sq. ft.

Total Door Area 1440 sq. ft.  
 Total Less Doors 460 sq. ft.  
 Total Brick Area 120 sq. ft.  
 Brick Area % 26%

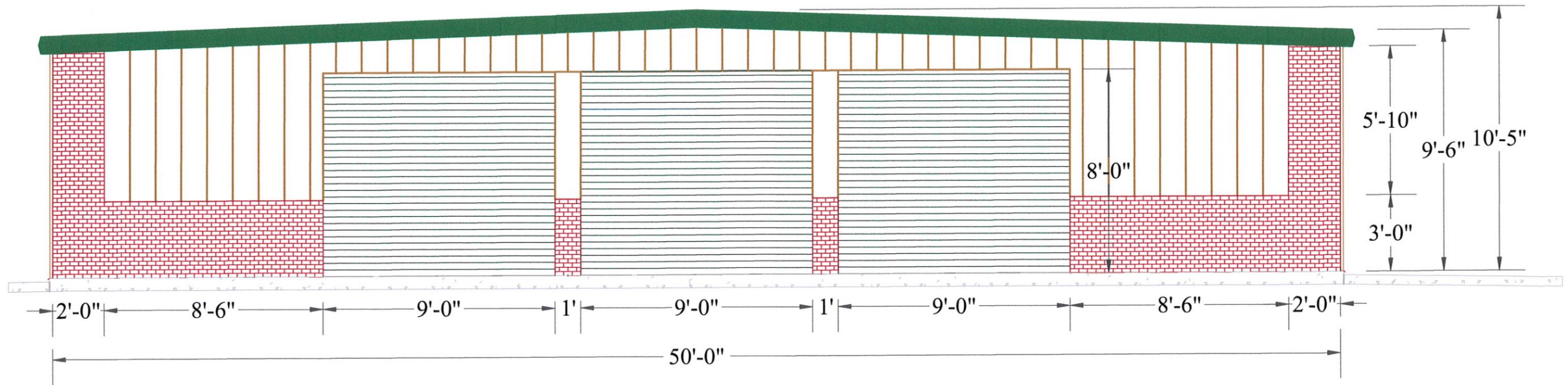
West Sidewall Elevation



Joe Funk Construction, LLC		Green Steel Buildings, Inc.	
PROJECT	North Park Storage	WEST SIDEWALL ELEVATION	
ID	Building 1 - 1466	DESIGN:	
PROJECT	812 Bower Street	DRAFT:	DATE: 8/25/2014
ADDRESS	Vermillion, South Dakota 68007	CHECK:	SHEET: A-5.00

NOTES: Building Width 50'-0"  
 Avg. Bldg. Height 9'-11 1/2"  
 Total Area - N. EL. 498 sq. ft.

Total Door Area 216 sq. ft.  
 Total Less Doors 282 sq. ft.  
 Total Brick Area 92 sq. ft.  
 Brick Area % 32%



Joe Funk Construction, LLC		<b>Green Steel Buildings, Inc.</b>	
PROJECT	<b>North Park Storage</b>	NORTH ENDWALL ELEVATION	
ID	Buildings 2 & 3 - 1466	DESIGN:	
PROJECT ADDRESS	812 Bower Street Vermillion, South Dakota 68007	DRAFT:	DATE: 8/25/2014
		CHECK:	SHEET: A-4.00



JULY, 2014  
ELK POINT



ELK POINT, S.D. JULY, 2014

## *Council Agenda Memo*

**From:** Jose Dominguez, City Engineer

**Meeting:** September 8, 2014

**Subject:** Lot 1 of Block 1, and Lots 2, 4, 5 and 6 of Block 2 of Dakota Hospital Foundation Addition to the City of Vermillion, Clay County, South Dakota

**Presenter:** Jose Dominguez

**Background:** Banner Associates has submitted a final plat for all of the Dakota Hospital Foundation Addition. This will be a replat of lots from the Hospital Addition, Kahls Addition and the Eastside Addition. The plat will combine lots that are adjacent to each other and thus removes the existing lot lines that run through buildings. The area to be replatted is roughly 9.98-acres in area. All of the lots currently front South Plum Street.

**Discussion:** Staff reviewed the final plat and find that it complies with all code provisions. The applicant will also be dedicating all of the required utility easements around the lots. In addition, the owner will be dedicating the south portion of the north-south alley which starts on Maple Street and goes north to Main Street. The owner will also be dedicating all of the required utility easements and a sidewalk easement along the south part of South Plum Street.

It should be noted that the subdivision ordinance requires that a preliminary plat be approved by the Planning Commission prior to the approval of a final plat. However, this step was removed due to the fact that the final plat will be platting all of the lots as they would have been intended to be.

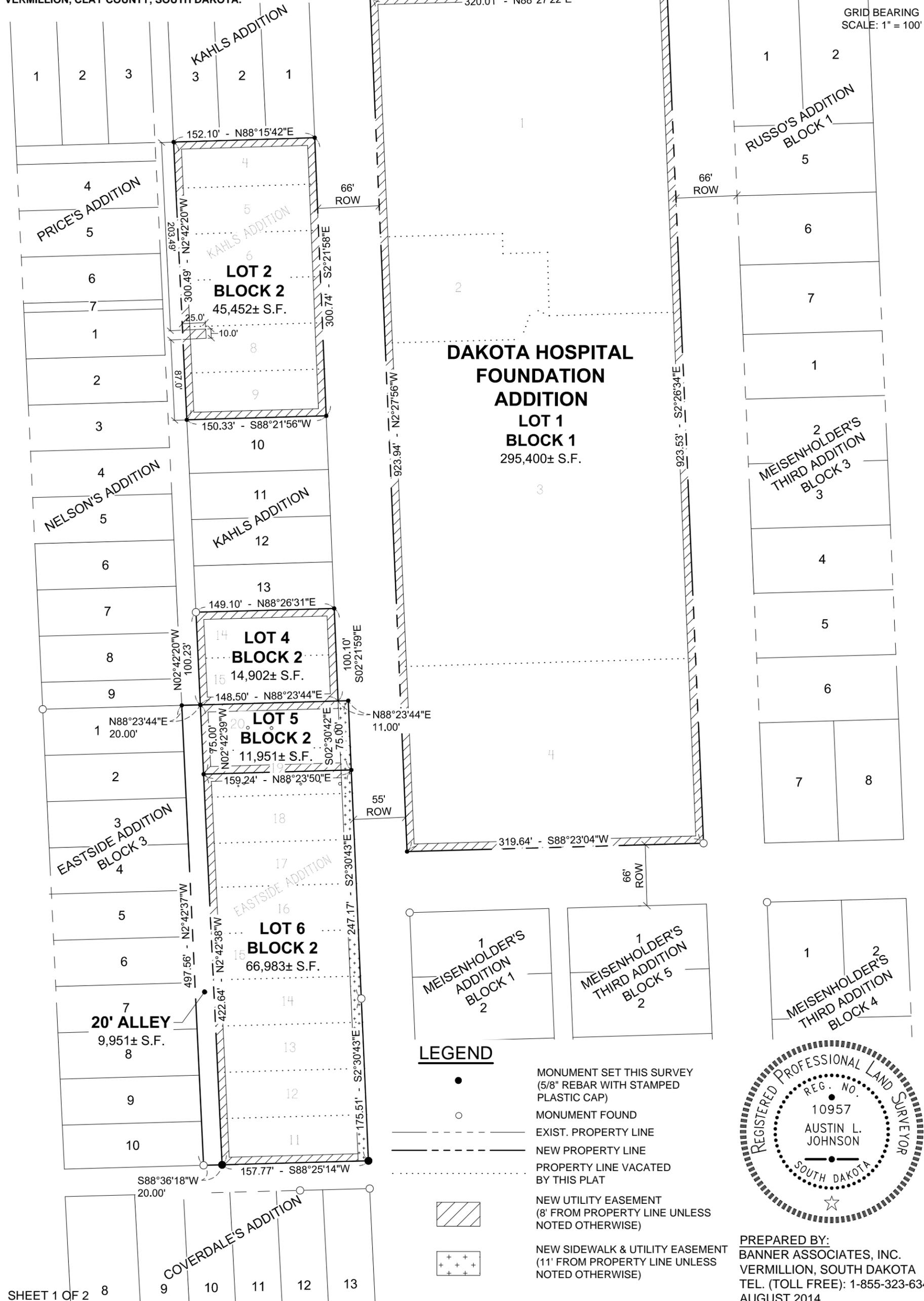
**Conclusion/Recommendations:** Staff finds that the final plat meets ordinance requirements and recommends approval of the final plat. The Final Plat will be considered by the City Council on September 15<sup>th</sup>.

# PLAT OF

## LOT 1 BLOCK 1, AND LOTS 2, 4, 5 AND 6 OF BLOCK 2 OF DAKOTA HOSPITAL FOUNDATION ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

### VACATION NOTICE

THIS PLAT SHALL VACATE LOTS 1, 2, 3 & 4 OF HOSPITAL ADDITION, PLAT BOOK 7 PAGE 121; LOTS 4-9, 14 & 15 OF KAHL'S ADDITION, MISCELLANEOUS BOOK 5 PAGE 271; AND LOTS 11-20 IN BLOCK 3 OF EASTSIDE ADDITION, MISCELLANEOUS BOOK 6 PAGE 346; ALL IN THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.



# PLAT OF LOT 1 BLOCK 1, AND LOTS 2, 4, 5 AND 6 OF BLOCK 2 OF DAKOTA HOSPITAL FOUNDATION ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA

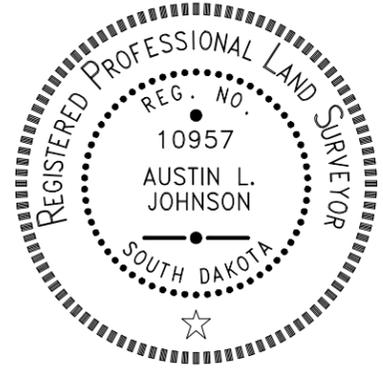
### SURVEYOR'S CERTIFICATE

I, Austin L. Johnson, a Professional Land Surveyor in the State of South Dakota, do hereby certify that I did, on or before **August 15, 2014**, at the request of the owner(s) listed hereon, surveyed a portion of that parcel of land described as **HOSPITAL ADDITION, KAHL'S ADDITION, AND EASTSIDE ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA**, and platted the same as shown on the above plat.

The same shall hereafter be known and described as **LOT 1 BLOCK 1, AND LOTS 2, 4, 5 AND 6 OF BLOCK 2 OF DAKOTA HOSPITAL FOUNDATION ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.**

I have surveyed the tract of land shown, and to the best of my knowledge and belief, said plat is an accurate representation of said survey.

IN WITNESS WHEREOF, I have set my hand the \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.



Austin L. Johnson  
Professional Land Surveyor  
Registration No. 10957  
Banner Associates, Inc.  
14 W. Main St. Suite A  
Vermillion, South Dakota 57069  
Telephone 1-800-855-6342

### CERTIFICATE OF OWNER

We, **DAKOTA HOSPITAL FOUNDATION** do hereby certify that we are the owners of all land included in the above plat and that the plat has been made at my request and in accordance with my instructions for the purposes indicated herein.

We, **DAKOTA HOSPITAL FOUNDATION**, certify that said plat was made at our request and direction for the purpose of locating, marking, and platting the same, and that said property is free of all encumbrances. We also certify that development of this land shall conform to all existing applicable zoning, subdivision, and erosion and sediment control regulations. It is further provided that any streets, roads, alleys, and/or other easements shown on this plat are hereby, or have been previously, dedicated for the purpose indicated thereon.

We, **DAKOTA HOSPITAL FOUNDATION**, certify that this replat will not place any existing lot or building in further violation of any applicable ordinance, code, regulation, law including but not limited to zoning, building, subdivision, and flood prevention.

We, **DAKOTA HOSPITAL FOUNDATION**, hereby dedicate the alley as shown, to the public for the public use forever.

Pursuant to SDCL 11-3-20.1, I further certify that this platting of said described **LOT 1 BLOCK 1, AND LOTS 2, 4, 5 AND 6 OF BLOCK 2 OF DAKOTA HOSPITAL FOUNDATION ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA** does hereby vacate a portion of the following platting:

**PLAT OF LOTS 1, 2, 3, AND 4 OF HOSPITAL ADDITION TO THE CITY OF VERMILLION** on file at the Register of Deeds office in **Plat Book 6 Page 121**, **PLAT OF LOTS 4-9, 14 AND 15 OF KAHL'S ADDITION TO THE CITY OF VERMILLION** on file at the Register of Deeds office in **Miscellaneous Book 5 Page 271**, **PLAT OF LOTS 11-20 IN BLOCK 3 OF EASTSIDE ADDITION TO THE CITY OF VERMILLION** on file at the Register of Deeds office in **Miscellaneous Book 6 Page 346**, said plats or parts thereof, hereby vacated, being situated within described **LOT 1 BLOCK 1, AND LOTS 2, 4, 5 AND 6 OF BLOCK 2 OF DAKOTA HOSPITAL FOUNDATION ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA** as surveyed.

IN WITNESS WHEREOF, I have set my hand the \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_ { SS

\_\_\_\_\_  
**LISA KETCHAM, PRESIDENT  
DAKOTA HOSPITAL FOUNDATION**

On the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before the undersigned officer, personally appeared **LISA KETCHAM, PRESIDENT, DAKOTA HOSPITAL FOUNDATION**, known to me or satisfactorily proven to be the person(s) whose name are subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF I have hereunto set my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public My Commission Expires

### VERMILLION CITY COUNCIL RESOLUTION

WHEREAS, it appears that the owner(s) thereof has/have caused a plat to be made of the following described real property: Plat of **LOT 1 BLOCK 1, AND LOTS 2, 4, 5 AND 6 OF BLOCK 2 OF DAKOTA HOSPITAL FOUNDATION ADDITION TO THE CITY OF VERMILLION, CLAY COUNTY, SOUTH DAKOTA.**

BE IT RESOLVED, that the attached and foregoing plat has been submitted to and a report and recommendation hereon, made by the Vermillion Planning Commission to the Vermillion City Council and has recommended approval.

BE IT FURTHER RESOLVED, that the attached and foregoing plat has been submitted to the Governing Body of the City of Vermillion, which has examined the same; that it appears the system of streets and alleys set forth therein conforms to the system of streets and alleys of Vermillion; that all taxes and special assessments, if any, upon the tract or subdivision have been fully paid; that such plat and survey thereof have been executed according to law; the same is hereby accordingly approved. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Mayor, City of Vermillion, South Dakota

I, the undersigned Finance Officer of the City of Vermillion, South Dakota, do hereby certify that the within and foregoing is a true copy of the resolution passed by the City Council of the City of Vermillion, South Dakota on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Finance Officer, City of Vermillion, South Dakota

### CERTIFICATE OF COUNTY TREASURER

The undersigned, County Treasurer of Clay County, South Dakota, hereby certifies that all taxes that are liens upon the land included in the above plat, as shown by the records of this office, have been fully paid. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Treasurer, Clay County, South Dakota

### CERTIFICATE OF DIRECTOR OF EQUALIZATION

The undersigned, Director of Equalization of Clay County, South Dakota, hereby certifies that I have received a copy of the foregoing plat. Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director of Equalization, Clay County, South Dakota

### CERTIFICATE OF REGISTER OF DEEDS

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, \_\_\_\_\_ o'clock \_\_\_\_ M, and recorded in Book \_\_\_\_\_ of Plats, on page \_\_\_\_\_.

PREPARED BY:  
BANNER ASSOCIATES, INC.  
VERMILLION, SOUTH DAKOTA  
TEL. (TOLL FREE): 1-855-323-6342  
AUGUST 2014

\_\_\_\_\_  
Register of Deeds, Clay County, SD